

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 6673
Proposal Name	Mixed Use Development, Block 4N – Central Park
Location	Central Park, Chippendale (former Carlton United Breweries site)
Applicant	Central Park JV No 2
Date of Issue	DRAFT
General Requirements	<p>The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.</p> <p>Where relevant, the assessment of the key issues below, and any other significant issues identified in the risk assessment, must include:</p> <ul style="list-style-type: none"> adequate baseline data; consideration of potential cumulative impacts due to other development in the vicinity; and measures to avoid, minimise and if necessary, offset the predicted impacts, including detailed contingency plans for managing any significant risks to the environment. <p>The EIS must be accompanied by a report from a qualified quantity surveyor providing:</p> <ul style="list-style-type: none"> a detailed calculation of the capital investment value (CIV) (as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; an estimate of the jobs that will be created by the future development during the construction and operational phases of the development; and certification that the information provided is accurate at the date of preparation.
Key issues	<p>The EIS must address the following specific matters:</p> <p>1. Statutory Context – including: Address the statutory provisions applying to the development contained in all relevant environmental planning instruments, including:</p> <ul style="list-style-type: none"> the <i>Environmental Planning & Assessment Act 1979</i>; State Environmental Planning Policy (State & Regional Development) 2011; State Environmental Planning Policy (Infrastructure) 2007; State Environmental Planning Policy No. 55 – Remediation of Land; State Environmental Planning Policy No. 64 – Advertising and Signage; State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development & accompanying Residential Flat Design Code; State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004; and Sydney Local Environmental Plan 2005.

Identify compliance with the development standards applying to the site. Address the relevant planning provisions, goals and strategic planning objectives in the following:

- Draft Metropolitan Strategy for Sydney to 2031;
- Draft Sydney City Sub-Regional Strategy;
- Sydney 2030 (The City of Sydney Council);
- Development Near Rail Corridors and Busy Roads- Interim Guideline;
- Guide to Traffic Generating Developments (RMS);
- NSW Planning Guidelines for Walking and Cycling;
- NSW Long Term Transport Master Plan;
- City Centre Access Strategy; and
- Sydney Development Control Plan 2012.

2. Compliance with the approved Concept Plan

The EIS shall demonstrate that the proposal is consistent with the Concept Plan Approval (MP 06_0171), dated 5 February 2009 (as modified), including the submission of a GFA summary across the Central Park site.

3. Built Form and Urban Design

The EIS shall address:

- the height, bulk and scale of the proposed development within the context of the locality and the approved Concept Plan;
- design quality, with specific consideration of the overall site layout, vistas, connectivity, street activation, façades, massing, setbacks, building articulation, materials, use of appropriate colours, building materials, landscaping and safer by design principles;
- details of how the proposal achieves design excellence;
- visual, streetscape and pedestrian safety impacts of the loading dock at the south-western corner and document the options that have been explored including sleeving alongside and active uses above;
- overlooking opportunities between land uses within the development, with specific consideration of means to manage the child care centre looking down upon the roof of the Australia Hotel;
- building name and tenant signage with specific consideration of visual, streetscape and heritage impacts in the context of the objectives and controls in Sydney Development Control Plan 2012; and
- consideration of the visual and streetscape impacts of the additional two levels along the southern side of the development. Photomontages or perspectives should be provided showing the proposed development with and without the additional two levels.

4. Environmental and Residential Amenity

The EIS shall demonstrate compliance with SEPP 65 and the Residential Flat Design Code recommendations to achieve a high level of environmental and residential amenity. In this regard, the EIS should consider the proposed accommodation, as well as surrounding residential development.

5. Child Care

The EIS shall address the relevant child care requirements for construction of a child care centre including the Children (Education and Care Services) Supplementary Provisions Regulation 2012 and Sydney Development Control Plan 2012.

6. Landscaping and Public Domain Management

The EIS shall provide details of the public domain works and landscaping adjacent to the site, considering City of Sydney Council's Public Domain Manual and other requirements including the Street Tree Master Plan, Streets Design Code and draft Interim Sydney Lights Design Code.

	<p>7. Transport and Accessibility (Construction and Operation) The EIS shall:</p> <ul style="list-style-type: none"> • include a construction traffic management plan detailing access arrangements at all stages of construction, potential vehicle routes, number of trucks, and traffic control measures. The plan shall also provide an assessment of pedestrian movements through and around the site, and if necessary, identify an appropriate alternate route for pedestrians during construction. Any alternate route should be well lit, offer passive surveillance, and be easily identifiable; • demonstrate how users of the development will be able to make travel choices that support the achievement of State Plan targets. This includes describing the measures to be implemented to promote sustainable means of transport including public transport usage, car sharing scheme, pedestrian and bicycle linkages and parking provisions; • detail the type of service vehicles, number of service vehicle movements and parking arrangements that enable entry and exit in a forward direction; • provide accurate details of peak hour vehicle movements and assess the impacts of this traffic on the local road network, including intersection capacity; • demonstrate appropriate provision, design and location of on-site car and bicycle parking, including bicycle parking at ground level (Note: The Department supports reduced car parking in areas well-served by public transport); and • include a Workplace Travel Plan and Travel Access Guide for employees, residents, hotel users, and visitors to the site. <p>8. Ecologically Sustainable Development (ESD) The EIS shall:</p> <ul style="list-style-type: none"> • detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development; and • demonstrate that the development has been assessed against a suitably accredited rating scheme to meet industry best practice and achieve a suitable Green Star rating, consistent with the approved Concept Plan (as modified). <p>9. Noise The EIS shall identify the main noise generating sources and activities at all stages of construction, and any noise sources during operation. The EIS shall outline measures to minimise and mitigate the potential noise impacts on surrounding occupiers of land.</p> <p>10. Heritage The EIS shall provide:</p> <ul style="list-style-type: none"> • a Heritage Impact Statement prepared in accordance with the NSW Heritage Office publication "Statement of Heritage Impact" having regard to the proposal's impact on the heritage significance of the Australia Hotel and the adjoining terraces; • an appropriate elevation to Broadway and Abercrombie Street in order to protect the heritage significance of the Australia Hotel and adjoining terraces; and • an interpretation plan for heritage and archaeology (including Ovoid Drain) and incorporation of a city datum line in accordance with Concept Plan Modification MP 06_0171 MOD 2.
Other Issues	<p>11. Drainage and Flooding The EIS shall address drainage / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</p>

	<p>12. Staging The EIS is to include details regarding the staging of the proposed development, in relation to the Central Park site.</p> <p>13. Contributions The EIS shall address the contributions applicable to the development / or details of any Voluntary Planning Agreement.</p>
Plans and Documents	<p>The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents.</p> <p>In addition, the EIS must include the following:</p> <ul style="list-style-type: none"> • architectural drawings; • site survey plan, showing existing levels, location and height of existing and adjacent structures/buildings; • site analysis plan; • shadow diagrams; • access impact statement; • view analysis/photomontage; • stormwater concept Plan; • sediment and erosion control plan; • landscape plan, including any public domain works; • preliminary construction management plan, inclusive of a construction traffic management plan and cumulative impact of construction activities on other nearby sites; • geotechnical and structural report; • signage details (if proposed); and • schedule of materials and finishes.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, and community groups (including the Chippendale Residents Interest Group).</p> <p>In particular you must consult with the City of Sydney Council, Transport for New South Wales, and Roads and Maritime Services.</p> <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	<p>If you do not lodge a development application and EIS for the development within 2 years of the issue date of these DGRs, you must consult further with the Secretary in relation to the preparation of the EIS.</p>
References	<p>The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this proposal.</p>